

**FARMINGTON CITY
PLANNING COMMISSION**

January 9, 2020

STUDY SESSION

***Present:** Chairman Roger Child, Vice Chairman Alex Leeman, Rulon Homer, Russ Workman, Mike Plaizier, Greg Wall, Community Development Director Dave Petersen, City Planner Meagan Booth, Planning/GIS Specialist Shannon Hansell, and Recording Secretary Carly Rowe.*

Alex Leeman and **Mike Plaizier** were appointed to the Planning Commission by the Mayor and ratified by the City Council, on January 7, 2020.

Item #1 Planning Commission Election

Rulon Homer made the motion to elect **Roger Child** as the 2020 Planning Commission Chair. **Russ Workman** seconded the motion, which was unanimously approved.

Rulon Homer made the motion to elect **Alex Leeman** as Vice Chair. **Russ Workman** seconded the motion, which was unanimously approved.

Alex Leeman made the motion to elect **Greg Wall** as the Board of Adjustment (BOA) representative. **Russ Workman** seconded the motion, which was unanimously approved.

Item #4 Scott and Patti Adamson – Ace Athletics

The applicants are requesting to modify the site plan that was previously approved, due to cost. The original plan that they are requesting to go back to includes access off Shirley Rae Drive instead of Glover's Lane.

REGULAR SESSION

***Present:** Chairman Roger Child, Vice Chairman Alex Leeman, Rulon Homer, Russ Workman Mike Plaizier, Greg Wall, Community Development Director Dave Petersen, City Planner Meagan Booth, Planning/GIS Specialist Shannon Hansell and Recording Secretary Carly Rowe.*

Item #2 Minutes

Russ Workman made a motion to approve minutes from December 12, 2020 Planning Commission meeting. **Rulon Homer** seconded the motion, which was unanimously approved.

Item #3 City Council Report

The December 17, 2019 City Council meeting concluded the final meeting for Alex Leeman, Cory Ritz and Doug Anderson. The January 7, 2020 City Council study session included a summary of the Legislative session, meanwhile the regular meeting was used to introduce the new City Council members who took their Oath of Office, as well as recognition and appreciation of outgoing Planning Commission members.

CONDITIONAL USE

Item #4 Scott and Patti Adamson/ Ace Athletics - Applicant is requesting approval to modify the site plan/conditional use permit for Ace Athletics Academy located at 874 Shirley Rae Drive on 2.15 acres of property located in an A (Agricultural) zone. (C-6-19)

Scott Adamson is requesting to modify a site plan and conditional use permit approval for Ace Athletics Academy, a 20,400 square foot indoor tennis facility located on the property (2.15 acres) at 874 S Shirley Rae Drive in the A Zone. On August 22, 2019, the Planning Commission approved the Conditional Use Permit. See attached documents and approvals for previous motions. If approved a revised conditional use permit will replace the previously approved permit. The modification of the conditional use is requested because the road access has changed. A public hearing was previously held on August 8, 2019. Per 11-8-060, modifications can be granted when it can be determined that such changes or modifications are necessary to accommodate special circumstances related to the location, siting or implementations of the approved development. The applicant will present the request further during the meeting.

Scott Adamson (940 Windsor Lane, Bountiful) explained that the project was quoted to cost an extra \$400,000 to change the site plan. They are requesting to go to "Plan A", which is the original site plan that was presented on August 8, 2019. **Chad Boshell**, City Engineer, **Dave Petersen**, Community Development Director and neighbors have all been notified of the request to modify and the reasoning; and have agreed that moving to the original plan would be acceptable. The applicant is also going to be putting up a "right turn only" sign at the exit of the parking lot to ensure no traffic will go into the neighborhood.

MOTION

Greg Wall made a motion that the Planning Commission modify the conditional use permit and site plan approval for Ace Athletics, subject to all applicable Farmington City development standards and ordinances and with the following conditions.

1. All of the original conditions shall remain in effect applicable with the exception of having access off Glover's Lane (condition #2 from August 22, 2019 meeting).
2. Install a street sign that reads "right turn only" at the exit of the parking lot onto Shirley Rae Drive.
3. Parking lot configuration and landscaping plans in the 30-foot front yard area to be updated and approved by staff.

Rulon Homer seconded the motion, which was unanimously approved.

OTHER BUSINESS

Item #5 Miscellaneous, correspondence, etc.

- a. **Dallas Nicoll / Visionary Homes (Public Hearing) - Applicant is requesting a recommendation to amend the North Station Phase I Project Master Plan and development agreement related thereto by modifying the building elevations regarding the proposed townhomes. The project is located on approximately 9 acres between Haight's Creek, Shepard Lane, the D&RG Trail and I-15 in an OMU (Office Mixed Use) zone. (PMP-4-17)**

On September 18, 2018, the City Council approved the schematic subdivision plan, development agreement and project master plan for the North Station townhome subdivision. The North Station townhome subdivision is located on approximately nine acres between Haight's Creek, Shepard Lane, the D&RG Trail and I-15 in an OMU (Office Mixed Use) zone. At the September 18, 2018 public hearing, citizens expressed concern over building height, among other things.

Ken Stuart of Stay Farmington, LLC, who submitted the original PMP and Development Agreement, previously owned the project. The original PMP included the schematic plan for the North Station subdivision townhomes, and was approved by the City Council. Since then, Visionary Homes acquired the project and, after discussion, requested that building elevations be changed. The amendment considered today includes these updated building elevations.

Dallas Nicholl (296 S 890 E. Smithfield) of Visionary Homes clarified the height of the townhomes at 36.75 feet and that the garage is accessed from the back of the home. The exterior will include LP hard board, masonry stone, and stucco. **Greg Wall** asked how many homes would have balconies, **Mr. Nicholl** answered that all three-story homes would have them. Two-story homes will not have a balcony due to the architecture of the buildings.

Roger Child opened the public hearing at 7:49 PM.

Kyle Stowell (1764 Burke Ln) inquired about the road plans in relation to where the buildings will be located. Mr. Stowell gave a brief history regarding the lot and said that current residents have the same concerns. He also spoke in regard of a transition from the homes to the business park, which would include a buffer and tiered approach to the building heights. The city wanted to create a citizens committee in 2011 to look at the Zone Text and ensure the above concepts were included. Another concern was the office buildings that are already being built in the area are "too tall" for the single-family residence that is nearby. He ends with the plea that these are not compatible for the single-family residential neighborhood and feels it has too large of an impact. His opinion is to have the two-story next to the rail-trail and expressed additional concerns about the five-plex that he stated would look like an apartment complex, and wonders how we as the City can enforce height limits.

Alex Leeman stated that this is the "definition" of transition, not more single-family homes but rather something dense like this project that has a buffer between buildings and single-family residential and meets the goal for this area.

Heidi Herron (926 N 1875 W) stated the townhomes look more like apartment complexes and that this is not a true transition from single-family homes to the future business park. Ms. Herron said that the previous owner had met with the surrounding residents to decide on a compromise for the land based on the developer's wishes and the resident's wishes. The compromise she said that was presented was moving from large single-family residences to bigger units towards the freeway. She also stated that against the trail, originally was the two-story units that look similar to homes.

Roger Child closed the public hearing at 8:18 PM.

Russ Workman wanted to clarify for the public and commissioners that this item is already approved per City Council for the existing townhomes. **Alex Leeman** clarified that the elevation change is the item tonight, the heights are not changing and none of the schematic plans are changing either.

Lastly, **Greg Wall** asked if they are individually owned townhomes and not rented condominiums, **Mr. Nicholl** confirmed.

MOTION

Greg Wall made a motion that the Planning Commission recommend approval for the amended development agreement and project master plan, including new building elevations, subject to all applicable Farmington City development standards and ordinances.

Alex Leeman seconded the motion, which was unanimously approved.

Findings for approval:

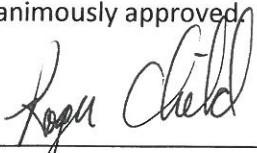
1. The development agreement allows the applicant to deviate from the underlying standards of Chapter 18 that do not apply to this particular application.
2. The proposed North Station Project Master Plan was completed through a design charrette involving unanimous stakeholder consensus; Phase I is consistent with this global plan.
3. The proposed North Station Development Agreement and Project Master Plan is consistent with the stated intent and purpose of the Farmington City General Plan and Zoning Ordinance for this district.
4. The new building elevations submitted by Visionary Homes are similar in height to the approved original elevations.

b. **UTA Presentation on BRT (Bus Rapid Transit)**

- This item will be presented on a later agenda. UTA wants to promote BRT from Salt Lake City through Farmington.

ADJOURNMENT

Rulon Homer made a motion to adjourn at 8:33 PM. **Alex Leeman** seconded the motion, which was unanimously approved.



Roger Child, Planning Commission Chair